



City of Santa Barbara

Planning Division

NOTICE OF EIR PREPARATION/ NOTICE OF ENVIRONMENTAL SCOPING HEARING

Date: July 13, 2007

To: State Clearinghouse
City Clerk
Clerk of the Board
Neighbors and Interested Parties

From: Planning Division
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990
(805) 564-5470

Project Title: 316-324 State Street & 323 Anacapa Street

Project Location: The 1.43 acre project site consists of two parcels located on the eastern side of State Street and the western side of Anacapa Street, between Gutierrez Street to the north and U.S. Highway 101 to the south. The site is in the Lower State Street neighborhood of the City of Santa Barbara, Santa Barbara County.

Project No.: MST2005-00286

APN: 037-254-020 and 007

General Plan: General Commerce

Zone: C-M, Commercial Manufacturing

Public Scoping Hearing: **Thursday, August 9, 2007**, City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street. *Note time below.

Project Description: The project involves the redevelopment of the "Andalucia Building" located at 316-324 State Street and an adjacent parcel at 323 Anacapa Street. The project would preserve and restore the existing Historic Moorish brick façade and store front commercial building (316-324 State Street) of approximately 4,523 square feet. Three warehouse structures totaling 35,841 square feet would be demolished at the rear of the Andalucia Building along with two existing residential units located at 323 Anacapa Street. The construction of a mixed use project, including 20,565 (net) square feet of new commercial space, 33 residential units (29 market and 4 affordable units) and an underground garage with 89 parking spaces are proposed. The new buildings and uses would connect through a series of arcades, courts, and pedestrian paseos proposed through the property between State and Anacapa Streets. The two parcels are being kept separate for ownership reasons, but are combined for purposes of this application in order to facilitate shared ingress/egress, underground parking and fire access from Anacapa Street.

The **City of Santa Barbara** will be the Lead Agency and will prepare an environmental impact report (EIR) to evaluate impacts of the proposed project. The purpose of an EIR is to provide decision-makers and the public with information that enables them to consider the environmental consequences of the proposed project. The EIR would identify potentially significant effects, and any feasible means of avoiding or reducing these effects through project redesign, the imposition of mitigation measures, or implementation of alternatives to the project.

Comments on the proposed EIR scope of analysis are invited from public agencies, community interest groups, and individual members of the public. We request the views of public agencies as to the scope and content of environmental information germane to agency statutory responsibilities for the project. Some agencies may need to use the EIR prepared by our agency when considering approvals for the project. Please provide the name of an agency contact persons, if applicable.

EIR Scope of Analysis: The proposed EIR scope of analysis would include evaluation of project environmental effects associated with aesthetics (public view impacts). An Initial Study, describing potentially significant aesthetic (public views) impacts as well as less than significant impacts in other issue areas, is available for review at the City Planning Division located at 630 Garden Street, or online at www.SantaBarbaraCA.gov.

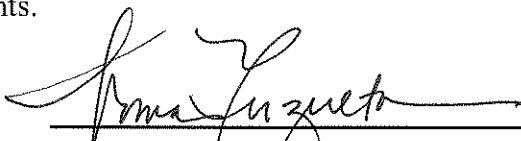
Comments: Written comments on the EIR scope of analysis identified in the Initial Study should be sent at the earliest possible date, but **received not later than Monday, August 13, 2007 at 4:30 p.m.** Please send your written comments to the attention of Irma Unzueta, Project Planner, at the above address.

Public Hearing: An environmental scoping hearing to receive public comments on the proposed EIR scope of analysis will be held before the Planning Commission on **Thursday, August 9, 2007**.

***NOTE:** The Commission meeting begins at 1:00 p.m. in City Council Chambers, Santa Barbara City Hall, De La Guerra Plaza, 735 Anacapa Street, and this meeting will have several items, including this hearing. An agenda with all items to be heard on Thursday, August 9, 2007 will be available at on Thursday, August 2, 2007 at 630 Garden Street. Agendas and Staff Reports are also accessible online at www.SantaBarbaraCa.gov/pc Environmental documents can be viewed online at www.SantaBarbaraCa.gov/eir Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested persons plan to arrive at 1:00 P.M. However, for longer agendas, all parties are encouraged to monitor Channel 18 and when the item prior to the application of interest begins come to the Commission hearing. Continuances will not be granted unless there are exceptional circumstances. *This regular meeting of the Planning Commission will be broadcast live and rebroadcast in its entirety on Friday at 6:00 p.m. and again on Sunday at 9:00 a.m. on Channel 18.*

AMERICAN WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

Signature:



Irma Unzueta, Project Planner

Telephone: (805) 564-5470